

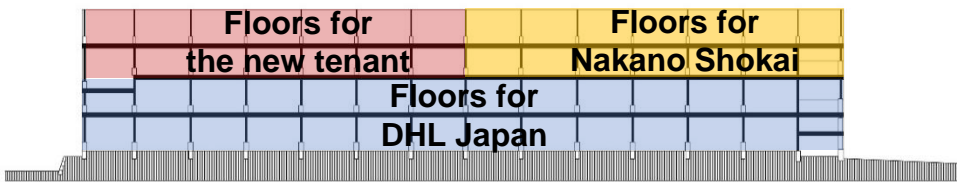
# Completed ShinKiba Logistics Center II Leasing

**A new tenant in the vacant area  
100% occupancy from June 2019**



Gross leasable area	38,512.20m <sup>2</sup>
Appraisal value (as of Jan. 2019)	¥17,900 Mil.
Book value (as of Jan. 2019)	¥15,434 Mil.
<b>Occupancy (from Jun. 2019)</b>	<b>100.0%</b>
Projected NOI yield (book value base) <sup>(Note 1)</sup>	5.0%
Projected post depreciation yield (book value base) <sup>(Note 1)</sup>	3.9%

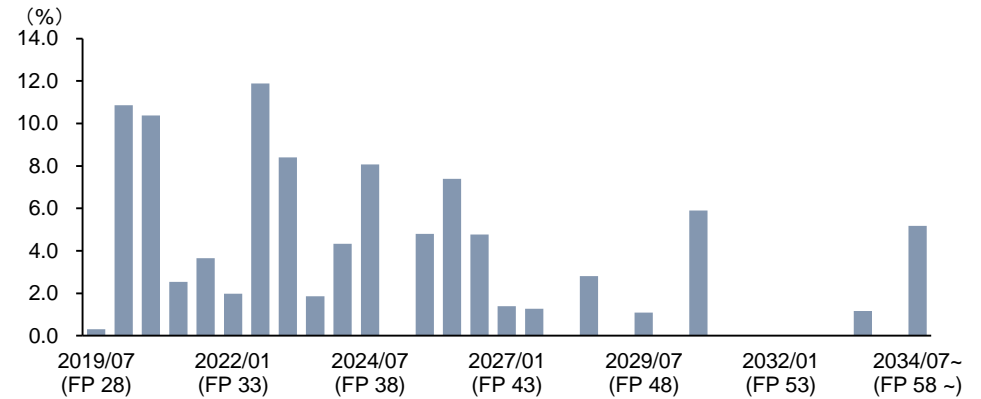
## Leased floors



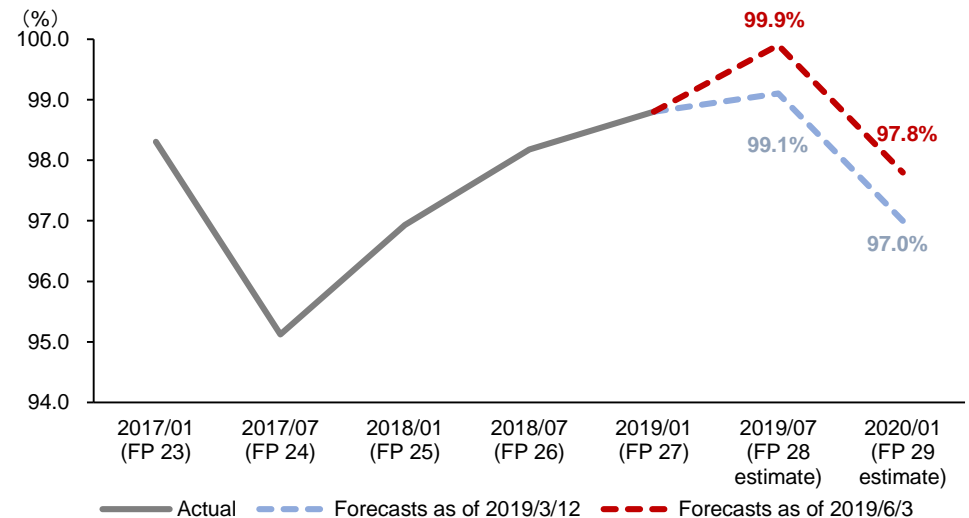
(Note 1) Projected NOI yield = Projected annual NOI / book value. Projected post depreciation yield = Projected annual post depreciation profit / book value. Projected annual NOI and projected annual post depreciation profit are the profits assuming the new tenant occupies the vacant area and the occupancy rate of the property reaches 100%, excluding extraordinary factors associated with the leasing as estimated by the asset manager. They are not the value used in earnings forecasts for the fiscal periods ending July 2019 and January 2020. The same applies hereafter.

(Note 2) The leasing maturity ladder and the occupancy rate forecasts show the figures as of June 3, 2019, assuming acquired Toda Logistics center and completed ShinKiba Logistics Center II leasing.

## Leasing maturity ladder (annual rent base)<sup>(Note 2)</sup>



## Occupancy rate forecasts<sup>(Note 2)</sup>



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- Percentage figures are rounded off to the first decimal place.
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